



# OFFICE FOR SALE/LEASE

## 202 Larrabee Road, Westbrook, ME



### Property Description:

**Lease Rate:** \$16-\$18 PSF NNN

**Sale Price:** \$4,595,000

**Available Space:**

1,000-12,823 +/- SF

Compass Commercial Brokers is pleased to offer **202 Larrabee Road** in Westbrook, Maine, for **sale or lease**. This exceptional **24,419± SF Class A office building** offers flexible leasing options and a compelling opportunity for investors or owner-occupants to acquire a prime asset in one of Maine's fastest-growing commercial corridors. Strategically located on the **Portland/Westbrook line**, the property is just **seconds from Exit 48 of the Maine Turnpike (I-95)** and under **five minutes from Rock Row**, a major destination for retail, dining, and entertainment. The building features **high-end Class A finishes throughout, flexible office layouts, and ample on-site free parking**, making it ideal for a wide range of professional users. Anchored by **Empeople Credit Union** and **Maine Strong Balance Center**, and Surrounded by national retailers and restaurants such as **Market Basket, Chick-fil-A, REI, Starbucks, Cowbell, Big Fin Poke, and Firehouse Subs**, this property offers a **strong tenant mix and excellent visibility** in a high-traffic, rapidly developing area.

- **Property Address:** 202 Larrabee Road, Westbrook, Maine
- **Owner:** 202 Larrabee Road LLC
- **Year Built:** 1980, renovated in 2024/25.
- **Zoning:** GC
- **Book/Page:** 39810/202
- **Lot Size:** 2.97+/- Acres
- **Utilities:** Natural Gas
- **HVAC:** Forced Air-Duc Heat / Central AC
- **Parking:** Ample on-site parking
- **Amenities:** Easy access to I-95 and close proximity to Rock Row.
- **Building Size:** 24,419+/- SF
- **Estimated NNN's:** \$6.45 PSF
- **Sprinkler:** Yes
- **Elevator:** No

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# Exterior Photos

202 Larrabee Road, Westbrook, ME







# Interior Photos

202 Larrabee Road, Westbrook, ME







# Aerials

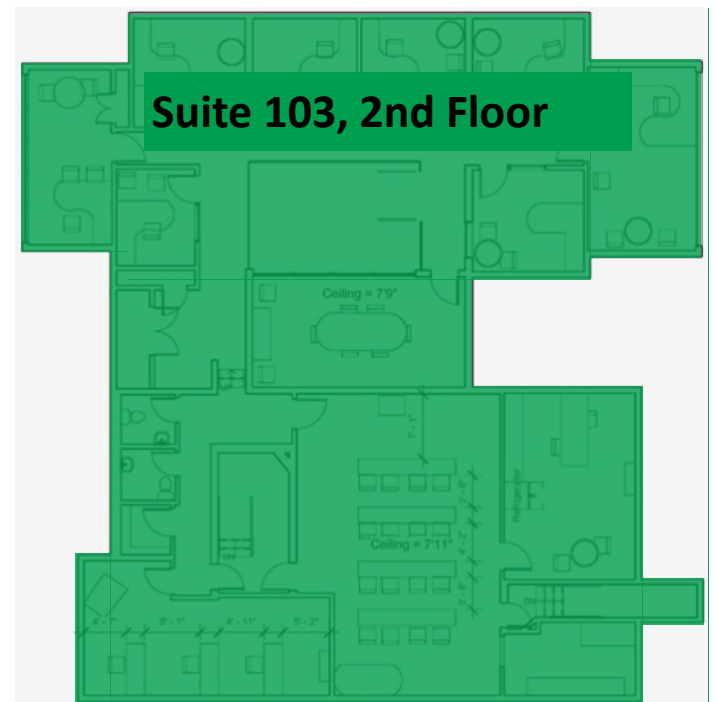
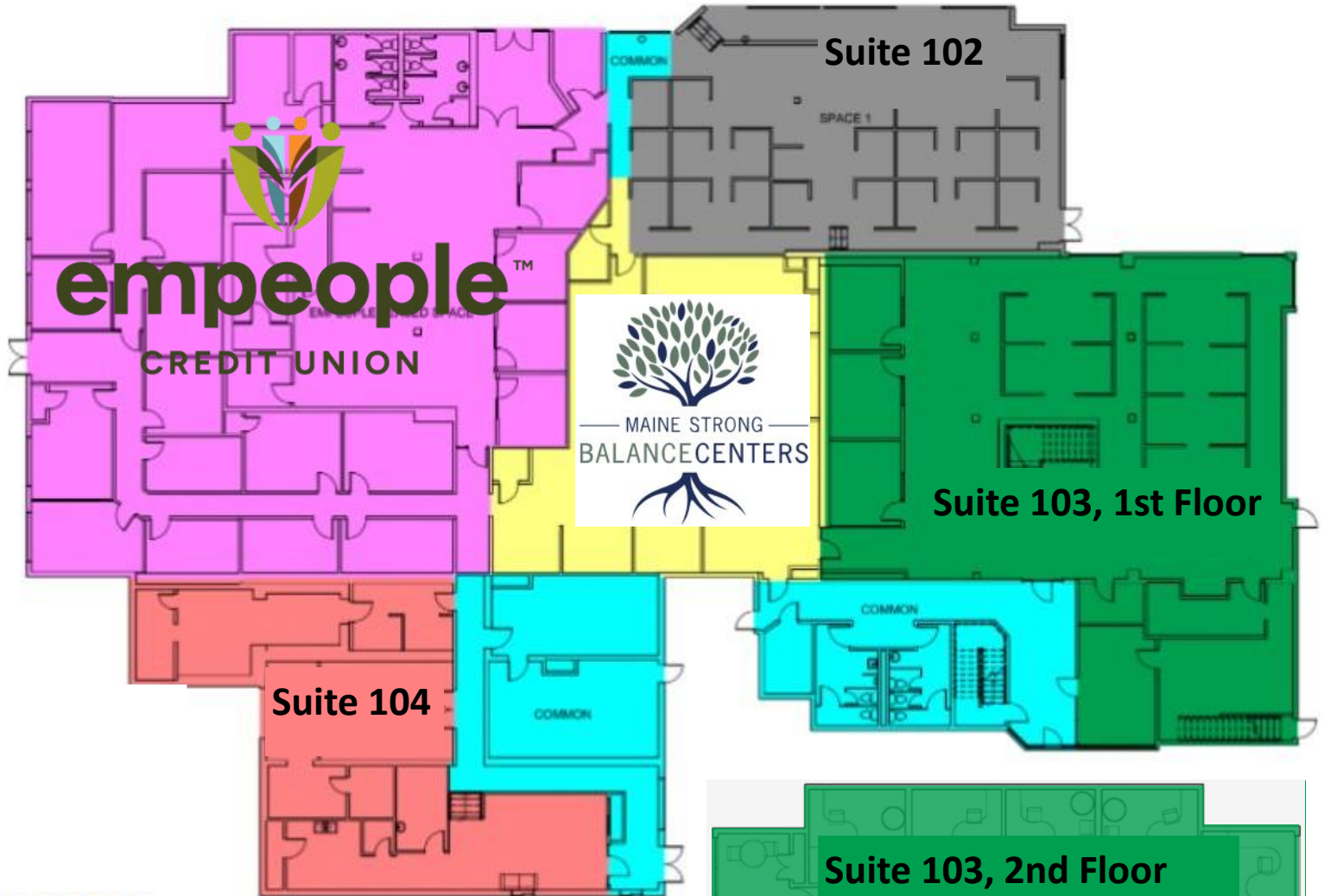
202 Larrabee Road, Westbrook, ME





# Floorplan/Division Plan

## 202 Larrabee Road, Westbrook, ME



**Suite 102:** 2,709 +/- SF

**Lease Rate:** \$16-\$18 PSF NNN

**Suite 104:** 1,000-2,459 +/- SF

**Lease Rate:** \$12-\$14 PSF NNN (See Broker)

**Suite 103:** 10,114 +/- SF

**Lease Rate:** \$16-\$18 PSF NNN

**Suites 102 & 103 Combined:** 12,823 +/- SF

**Lease Rate:** \$16-\$18 PSF NNN

**\*Smaller units denote a higher price PSF.**



# Area Map

202 Larrabee Road, Westbrook, ME

